New Jersey taxpayers millions of dollars. The bottom line of both the home buyer protection programs and the EGRA program is that those persons responsible for creating the problems must also be responsible for resolving them before the property is purchased by someone else. ECRA attempts to place that cleanup responsibility where it belongs by requiring industrial establishments to clean up their facilities as a precondition to closure, sale, or transfer of their operations. The costs of these cleanups will be borne now by the owner of the establishment and future problems at increased costs will be avoided.

ECRA is one of the most momentous environmental statutes in the country. It provides a healthy dose of preventive medicine, which will pay benefits to both the environment and the economy of New Jersey.

WHO IS REQUIRED TO COMPLY?

ECRA presents an initial two-part test to determine whether a particular business is an industrial establishment and thus subject to the act. First, a determination must be made that a particular place of business is engaged in operations involving the generation, manufacture, refining, transportation, treatment, storage, handling, or disposal of hazardous substances or hazardous wastes above or below ground. The regulations define hazardous substances as those elements and compounds, including petroleum products, defined as such by the department in Appendix A of N. J. A. C. 7: IE. Sewage and septage sludge are specifically exempted from the definition of hazardous substances contained in the act. Hazardous wastes are defined as those waste substances required to be reported to the department on the special waste manifest form pursuant to N.J.A.C. 7:26-7.4, designated as a hazardous waste pursuant to N.J.A.C. 7:26-8, or as otherwise provided by law. Both sets of regulations are included in this package.

The second part of the definition of industrial establishment states that the primary operations of the business being conducted on the site involved in the sale or closure must fall within a Standard Industrial Classification ("SIC") major group number of 22-39 inclusive, 46-49 inclusive, 51 or 76 as designated in the Standard Industrial Classification Manual prepared by the Office of Management and Budget in the Executive Office of the President of the United States. The SIC manual may be available at local libraries, or can be ordered from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402, Stock Number 4101-0066.

The act applies to the closure, termination, transfer, or sale of industrial establishments in the following SIC major group number categories:

SIC	Industry Category
22	Textile Mill Products
23	Apparel
24	Lumber and Wood Products
SIC	Industry Category
25	Furniture and Fixtures
26	Paper and Allied Products